144.0	0001	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	694,200 /	694,200
					USE VALUE:	694,200 /	694,200
					ASSESSED:	694,200 /	694,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
121		NEWPORT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FAHY ANTHONY J/ LIFE ESTATE	
Owner 2:		
Owner 3:		
Street 1:	121 NEWPORT ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	FAHY ANTHONY J -
Owner 2:	-
Street 1:	121 NEWPORT ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,689 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1927, having primarily Wood Shingle Exterior and 1594 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4689.000	242,200	3,500	448,500	694,200
Total Card	0.108	242,200	3,500	448,500	694,200
Total Parcel	0.108	242,200	3,500	448,500	694,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 435.58 | /Parcel: 435.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 144.0-0001-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	242,200	3500	4,689.	448,500	694,200	694,200	Year End Roll	12/18/2019
2019	101	FV	198,600	3500	4,689.	420,500	622,600	622,600	Year End Roll	1/3/2019
2018	101	FV	198,600	3500	4,689.	347,600	549,700	549,700	Year End Roll	12/20/2017
2017	101	FV	198,600	3500	4,689.	319,600	521,700	521,700	Year End Roll	1/3/2017
2016	101	FV	198,600	3500	4,689.	291,500	493,600	493,600	Year End	1/4/2016
2015	101	FV	187,400	3500	4,689.	285,900	476,800	476,800	Year End Roll	12/11/2014
2014	101	FV	187,400	3500	4,689.	265,800	456,700	456,700	Year End Roll	12/16/2013
2013	101	FV	187,400	3500	4,689.	252,900	443,800	443,800		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11183

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAHY ANTHONY J	76164-253	1	11/13/2020	Convenience	1	No	No		
	11898-50		10/1/1970		24,000	No	No		Marie Fahy dod 8/7/2017

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/15/2017	Meas/Inspect	HS	Hanne S
11/19/2008	Meas/Inspect	345	PATRIOT
11/15/1999	Meas/Inspect	153	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4689		Sq. Ft.	Site		0	80.	1.20	9									448,535						448,500	

Total AC/HA: 0.10764 | Total SF/SM: 4689 | Parcel LUC: 101 One Family | Prime NB Desc: Brackett | Total: 448,535 | Spl Credit | Total: 448,500

USER DEFINED

User Acct	93543
GIS Ref	
GIS Ref	
Insp Date	12/15/17
!11183!	

PRINT

Date	Time
12/11/20	01:23:00

LAST REV

Date	Time
12/07/20	15:18:40
mmcmakin	

Prior Id # 1:	93543
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1927	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	0		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Fair

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.35000002
Const Adj.:	0.98000199
Adj $ / SQ:	171.990
Other Features:	64300
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	350995
Depreciation:	108808
Depreciated Total:	242186

COMMENTS

648-3838 SCUTTLE BSMT SINK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

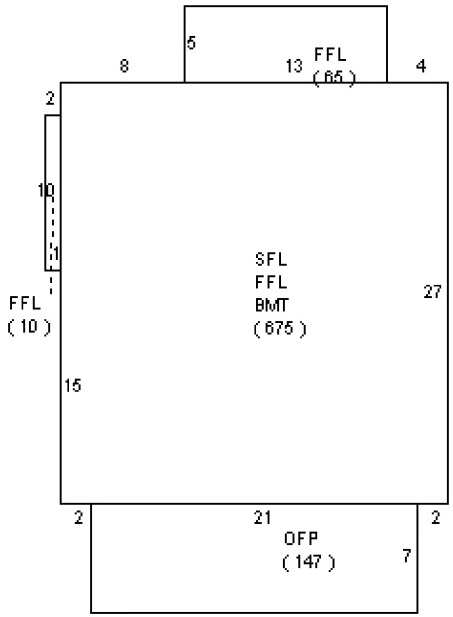
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	750	171.990	128,993
BMT	Basement	675	55.720	37,614
SFL	Second Floor	675	171.990	116,093
OFP	Open Porch	147	27.170	3,994
	Net Sketched Area:	2,247	Total:	286,694
Size Ad	1425	Gross Are	2247	FinArea 1594

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	171.99
Special Features:	0	Val/Su Net:	107.79
Final Total:	242200	Val/Su SzAd	169.96

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 144.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X20	A	AV	1927	26.36	T	40	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Featues:		Total:	3,500